

02-07-95P03:11 RCVD

94575

TRUSTEE'S BARGAIN AND SALE DEED OF REAL ESTATE

GRANTOR'S NAME AND ADDRESS: Bankruptcy Estate of Victor James Novotny and Shirley Faith Novotny, by and through the Trustee Boyd C. Yaden, P.O. Box 606, Klamath Falls, OR 97601.

GRANTEE'S NAME AND ADDRESS: Russell Hollenbeak, 4407 1/2 Bartlett, Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS: Russell Hollenbeak, 4407 1/2 Bartlett, Klamath Falls, OR 97603

AFTER RECORDING RETURN TO: Russell Hollenbeak, 4407 1/2 Bartlett, Klamath Falls, OR 97603

The Bankruptcy Estate of Victor James Novotny and Shirley Faith Novotny, Case No. 694-61275-aer7, by and through the Trustee, Boyd C. Yaden, GRANTOR, conveys to Russell Hollenbeak, GRANTEE, all right, title, and interest in and to the following described real property situated in Klamath County, Oregon, to wit:

Lot 10, VILLA SAINT CLAIR, in the County of Klamath, State of Oregon.

Code 41, Map 3909-1488 TL 1700

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true consideration for this conveyance is \$11,000.

This conveyance is subject to all existing encumbrances including zoning ordinances, easements, conditions and restrictions of record and is made without any warranties or representations whatsoever.

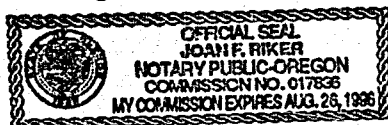
BANKRUPTCY ESTATE OF VICTOR JAMES NOVOTNY and SHIRLEY FAITH NOVOTNY

CASE NO. 694-61275-aer7

By: Boyd C. Yaden
Boyd C. Yaden, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 6th day of February, 1995, by Boyd C. Yaden, Trustee for the Bankruptcy Estate of Victor James Novotny and Shirley Faith Novotny.



Joan F. Riker
Notary Public for Oregon
My Commission Expires: 8/26/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 7th day of FEB A.D., 19 95 at 3:11 o'clock P. M., and duly recorded in Vol. 95 of Deeds on Page 2773.

FEE \$30.00

Bernetha g. Letsch - County Clerk

By Boyd C. Yaden

Return: Aspen Title co